

€2,350,000 Country house - For sale

Luxury 18th century mansion with 12 bedrooms for sale in a small village of Alt Empordà

Spain » Girona » Alt Empordà » 17474

12	15	1,628m²	3,774m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€2,350,000 Country house - For sale

Luxury 18th century mansion with 12 bedrooms for sale in a small village of Alt Empordà

Spain » Girona » Alt Empordà » 17474

12 Bedrooms **15** Bathrooms **1,628m²** Floorplan **3,774m²** Plot size

OVERVIEW

Majestic farmhouse with beautiful garden and pool, guest house, garage and warehouse. Located 10 minutes from the sea.

Fabulous 18th century farmhouse in final process of restoration and decoration, located in a small and quiet village of Alt Empordà, a few kilometres from the beach. The property is located on the edge of the town centre and consists of 3.774 m² of land, with garden and 25 m swimming pool with integrated jacuzzi. Fenced with iron gates and trees of more than 5m which give it great privacy.

The main farmhouse measures 1,075 m² distributed over three floors, with stone walls and original vaulted ceilings on two of them.

The ground floor has a fabulous entrance where we find the coat of arms of the house, an incredible indoor living-dining room with fireplace, billiard room, wine cellar, toilets, designer kitchen equipped with high-end appliances with direct access to the outside. An old barn that has been restored and recovered is converted into another living-dining room with stone arch and access to an outdoor space of 200 m² with terrace, kitchen, barbecue and chill out area. On the ground floor there are also two double bedrooms with bathroom and access to the garden. The whole floor has concrete floors.

On the first floor there is a central hall and six en-suite bedrooms, three of which open onto a covered arched terrace of 80 m². The entire floor maintains its vaulted ceilings and majestic stone walls. The floors of the bathrooms are made of old and exquisite reclaimed hydraulic tiles and the rest of the floor is made of cement.

The third floor is distributed in two large suites of 70 m², each with private bathroom, sitting room and fireplace. All in white wood combined with stone.

The restoration has been carried out with the utmost care in terms of the quality of the materials and finishes.

At one end of the garden, there is a beautiful stone shed, currently prepared to be converted into a two-storey house with two or three bedrooms and an attached garage of 70 m².

The land also has a space of 290 m² for a garage, storage or utility area, as well as a vegetable garden and a drinking water well.



lucasfox.com/go/gir26573

Terrace, Swimming Pool, Garden,
Private garage, Period features,
Period Building, Renovated, Heating,
Fireplace, Exterior, Double glazing,
Chill out area, Barbecue, Air conditioning

Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€2,350,000 Country house - For sale

Luxury 18th century mansion with 12 bedrooms for sale in a small village of Alt Empordà

Spain » Girona » Alt Empordà » 17474

12 Bedrooms **15** Bathrooms **1,628m²** Floorplan **3,774m²** Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain